FAQs

Proposed 2026/27 rates

Date updated: May 22, 2026

What is the City's proposed rate increase?

The City is proposing a 5.5 per cent rate increase for 2026/27, equal to about $1.69 extra per week for the average household.

Why is the City proposing a rate increase?

We understand many households are managing cost-of-living pressures.

At the same time, the City is also facing rising costs for essential services, materials, fuel, construction, utilities and staffing.

The increase helps ensure we can continue delivering services, maintaining community infrastructure and progressing planned projects without reducing services or delaying important projects.

Why are rates changing this year?

This is a revaluation year, which happens every three years.

The State (Landgate) updates property values, and the City must use these to calculate rates. Because property values change at different rates, your individual rates may go up or down by more or less than 5.5 per cent.

What happens in a revaluation year?

Landgate reassesses property values by comparing similar properties and market trends.

The City does not control these valuations but must use them when calculating your rates.

Visit the Landgate website if you would like to learn more about how your property is valued, including the different categories such as Gross Rental Value (GRV) and Unimproved Value (UV).

Why might my rates change by more than 5.5 per cent?

The 5.5 per cent increase applies to total rates collected across the City, not individual properties.

Because property values have changed, your rates may:

- Increase more than 5.5 per cent
- Increase less than 5.5 per cent
- Decrease.

Why are my neighbour's rates different to mine?

Rates are based on each property's:

- Valuation
- Rating category.

If your property value has changed differently to your neighbour's, your rate change will also differ, even on the same street.

Who sets my property value?

Property values are set by the Valuer General through Landgate. The City does not set property values but must use the valuations provided when calculating rates.

How are rates calculated?

Your rates are calculated using:

Property value (set by Landgate) × rate in the dollar (set by Council)

There is also a minimum rate that may apply.

What are the minimum rates for a residential property?

The minimum rate will be increased from $1,005 to $1,100 to ensure all ratepayers are making a reasonable contribution to the rates burden.

What is the rate in the dollar?

This is simply the amount charged for every dollar of your property's value.

It's a calculation tool – not a flat fee – and ensures everyone contributes fairly based on their property value.

Think of it like a price per dollar. For example, if the rate is 10 cents in the dollar, we charge 10 cents for every $1 of your property value.

We apply this rate to your valuation to make sure everyone contributes fairly to the services and infrastructure the community relies on.

Has the City reduced the rate in the dollar?

The City is lowering the rate used to calculate rates to help keep overall increases down.

While total rates collected will only go up by 5.5 per cent, individual rate bills may change by different amounts because property values have changed differently.

If there are more houses, why do rates still need to increase?

More homes increase the number of ratepayers, but also increase demand for:

- Roads, parks and drainage
- Waste collection
- Community facilities
- Maintenance services.

The increase helps ensure we can support both existing and growing communities.

FAQs

What do my rates pay for?

Rates help fund the services, facilities and infrastructure used across the City. This includes, but is not limited to:

- Roads and parks
- Waste services
- Libraries, leisure centres and community facilities
- Public spaces and safety, fire and emergency services
- Youth, CaLD and seniors programs
- Environmental programs
- Local events and community grants
- Maintenance of City assets.

Rates fund services for the whole community.

While you may not use every service, they contribute to a safe, liveable and well-maintained City for everyone.

Why do some suburbs or rural areas feel like they receive fewer services?

The City of Swan covers a large and diverse area, with urban areas like Midland and Ellenbrook, rural areas like Gidgegannup and Brigadoon, industrial areas like parts of Hazelmere and Bullsbrook and growth communities in areas like Brabham and Dayton.

Service delivery varies depending on:

- Location
- Infrastructure needs
- Growth levels.

Some projects are delivered over time through long-term planning and budgeting.

Has the City looked at reducing costs?

Yes. The City reviews its budget each year and looks for savings where possible.

For 2026/27, adjustments have been made to balance:

- Service delivery
- Community needs
- Cost pressures.

What is open for feedback?

Community feedback is open on the proposed differential rates until June 18, 2026. Ratepayers can share their thoughts on www.swanengage.com/differential-rates

Will community feedback be considered?

Yes. All feedback will be reviewed before Council makes a final decision.

FAQs

Can I object to my property valuation?

Yes. If you believe your valuation is incorrect, you can lodge an objection with Landgate.

This process relates only to your property value, not the rate increase.

Do I still need to pay my rates if I object to my property valuation?

Yes. Rates must still be paid while your objection is being reviewed.

If your valuation changes, your rates will be adjusted.

Where can I get more information?

Property valuations (Landgate):
www.landgate.wa.gov/about-us/contact-us/

Rates, payments or support (City):
(08) 9267 9267